



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

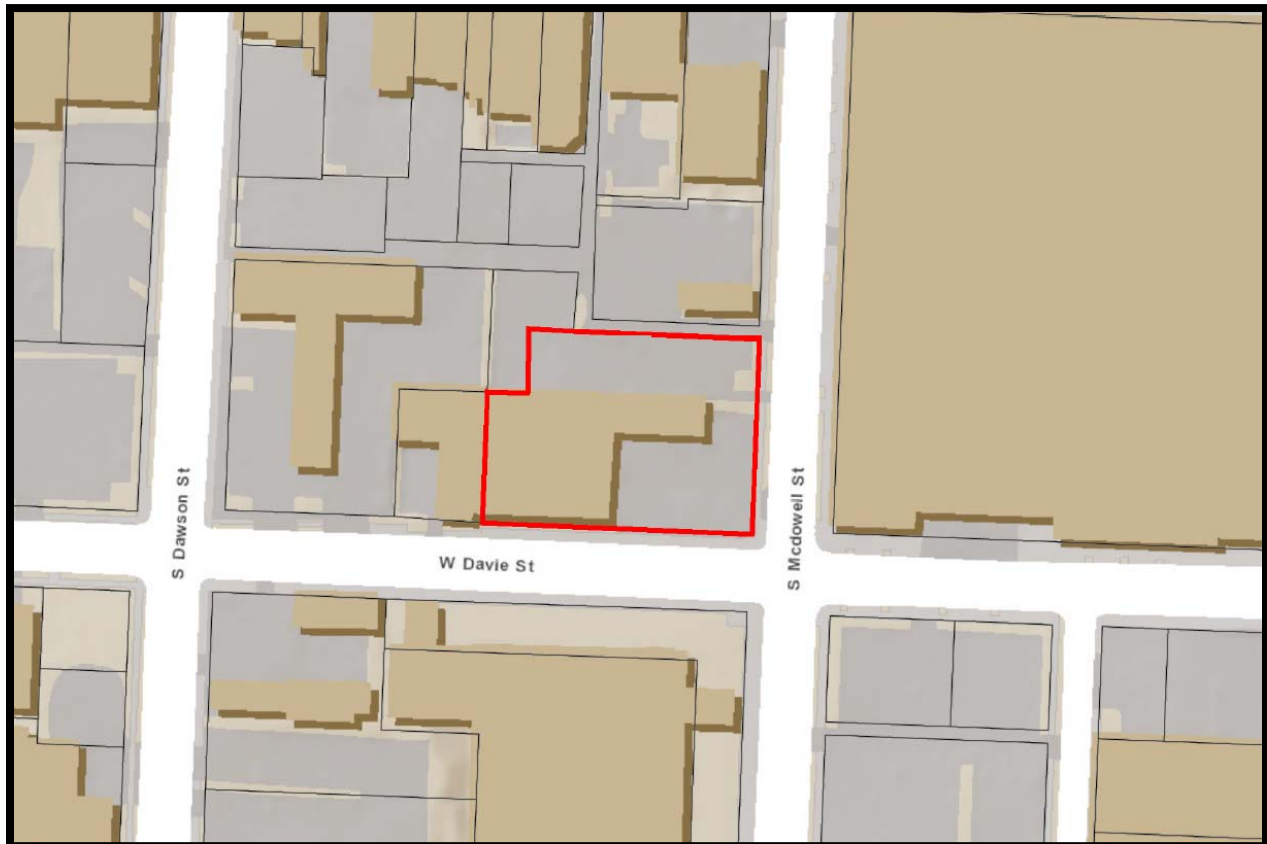
Case File: A-68-17

Property Address: 200 W. Davie Street

Property Owner: Raleigh Property, Inc.

Project Contact: Stephen Overcash

Nature of Case: A request for a variance to reduce the amount of required parking for a hotel room by half of that required under Section 10-2081 of the former part 10 Zoning Code. The property is zoned Downtown Mixed-Use-20-Shopfront but has a pending legacy site plan that is to be reviewed under the former regulations. The request would result in roughly half of a parking space per hotel room, or 139 parking spaces for a 259 room hotel as proposed, on a .734 acre site located at 200 W. Davie Street.

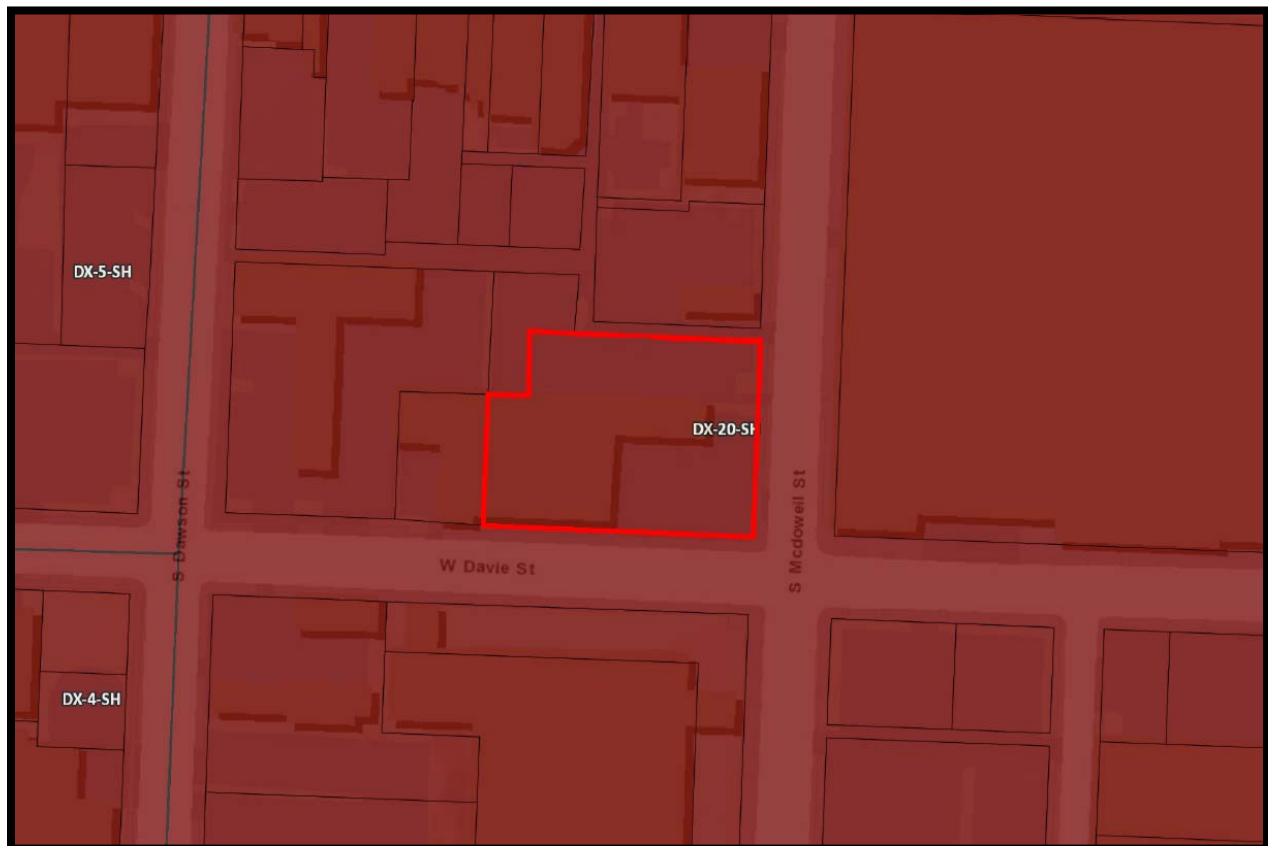


200 W. Davie Street – Location Map

To BOA: 5-8-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Downtown Mixed Use-20-Shopfront



200 W. Davie Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Parking Standards:

Former Part 10 Development Code (Legacy)

| | |
|----------------|---|
| Hotel or Motel | 1 space for every rooming unit/lodging unit |
|----------------|---|

Unified Development Ordinance Sec. 7.1.2. Required Parking

| | |
|-------------------|---------------------|
| Overnight Lodging | 1 space per bedroom |
|-------------------|---------------------|

UDO Specialized Vehicle Parking Requirements – Downtown District Section 7.1.3.A.1.h.

Parking for Overnight Lodging requires only one-half of the amount specified in *Sec. 7.1.2. Required Parking*.

Application for Variance



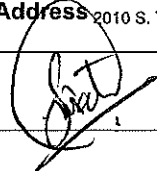
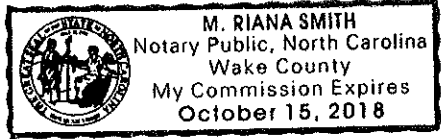
RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

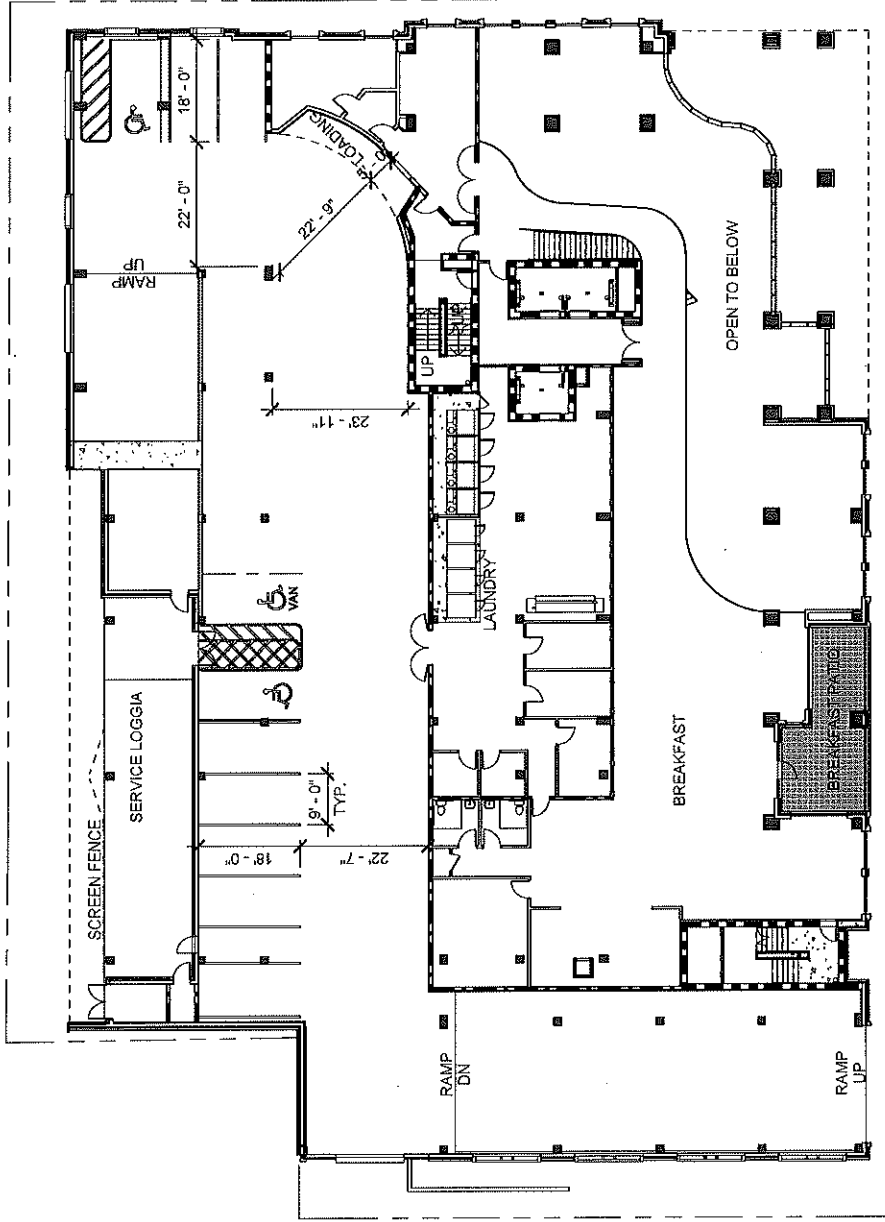
| NATURE OF REQUEST | OFFICE USE ONLY |
|--|---|
| <p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>We request the parking requirement for the hotel property to be accepted as 1 space per 2 guestrooms as delineated in the Certified Recommendation TC-4-16 section 1.1.h. This diminishes the requirements in Code Section 10-2081 (old UDO). Based on city reports (referenced in TC-4-16) and hotel owner experience, the requested parking requirements meet actual demand. Also note that the parking spaces shown on the submitted plans are the minimum possible since the hotel will have 100% valet parking, thus significantly increasing potential. Adding more parking would require the addition of another level, thus adding far more parking than what is functionally needed (reference case above).</p> <p>Please see attached architectural and Site plans for supporting information.</p> | <p>Transaction Number</p> <p>A-68-17</p> |
| <p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>Case Number = SP-44-13 Transaction Number = 373005</p> | |

| GENERAL INFORMATION | | | | | |
|----------------------------------|--|---|------------------------|-----|--|
| Property Address | 200 W. Davie St. Raleigh, NC 27601 | Date | 04.08.2017 | | |
| Property PIN | 1703-67-0565 | Current Zoning | DX-20-SF | | |
| Nearest Intersection | W. Davie and McDowell Streets | Property size (in acres) | 0.734 | | |
| Property Owner | Raleigh Property, Inc | Phone | 336.855.0013 | Fax | |
| Owner's Mailing Address | 2011 Veasley Street; Greensboro, NC 27407 | Email | sunilpatelCN@gmail.com | | |
| Project Contact Person | Stephen Overcash | Phone | 704.332.1615 | Fax | |
| Contact Person's Mailing Address | 2010 S. Tryon St. Suite 1a; Charlotte NC 28203 | Email | sovercash@oda.us.com | | |
| Property Owner Signature |  | Email | | | |
| Notary | Sworn and subscribed before me this <u>7th</u> day of <u>April</u> , 20 <u>17</u> <u>Patel, Sunil Manubhai</u> | | | | |
| | | Notary Signature and Seal  <u>M. R. Smith</u> | | | |

BUILDING AREA (Excludes exterior space)

| Floor | Function | Area (Gross) |
|-------|------------------|---------------|
| 14th | Guestrooms | 11188 |
| 14th | Restaurant | 1810 |
| 12th | Guestrooms | 16955 |
| 11th | Guestrooms | 16955 |
| 10th | Guestrooms | 16955 |
| 9th | Guestrooms | 16955 |
| 8th | Guestrooms | 16955 |
| 7th | Guestrooms | 16955 |
| 6th | Guestrooms | 16955 |
| 5th | Guestrooms | 16955 |
| 4th | Parking | 26520 |
| 3rd | Parking | 26520 |
| 2nd | Parking | 11408 |
| 2nd | Lobby/Support | 21780 |
| 1st | Lobby/Support | 26024 |
| | Total GSF | 260890 |

SOUTH McDOWELL STREET



WEST DAVIE STREET

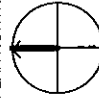
PARKING PROVIDED

| REG | H/C |
|--------------|------------|
| 2ND | 7 |
| 3RD | 63 |
| 4TH | 64 |
| TOTAL | 134 |

259 ROOM KEYS / 2 = 130 SPACES REQUIRED
(PER ZONING ORDINANCE TC-04-16 Section 1.1.h)

NOTE: PROVIDED PARKING IS TO SHOW THE MINIMUM POSSIBLE. 100% VALET PARKING WILL BE PROVIDED AND WILL INCREASE POTENTIAL CAPACITY.

PLAN NORTH



Hilton Dual Brand

200 West Davie Street
Raleigh, NC 27601

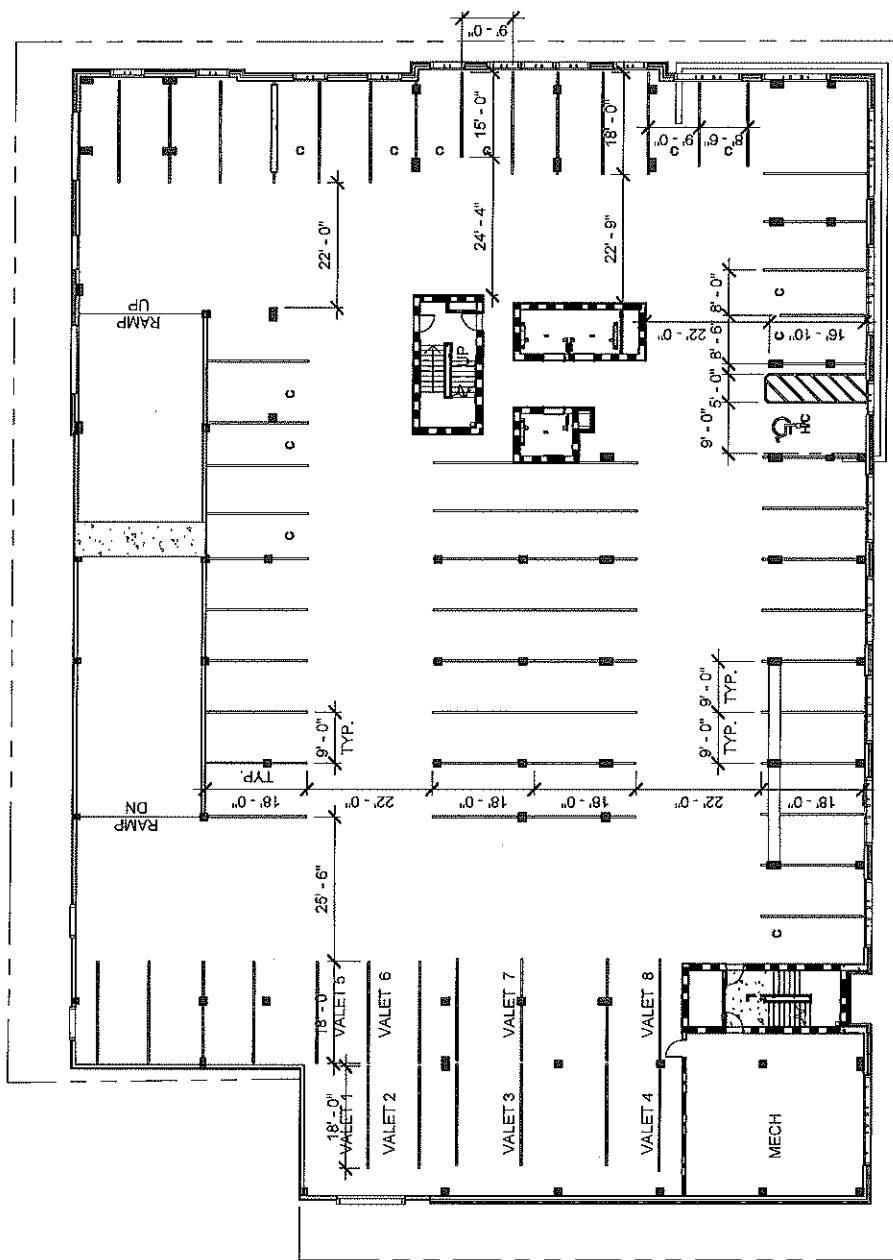
TRANSACTION # 373005 (SP-44-13)

VA - A1.02

04/07/17

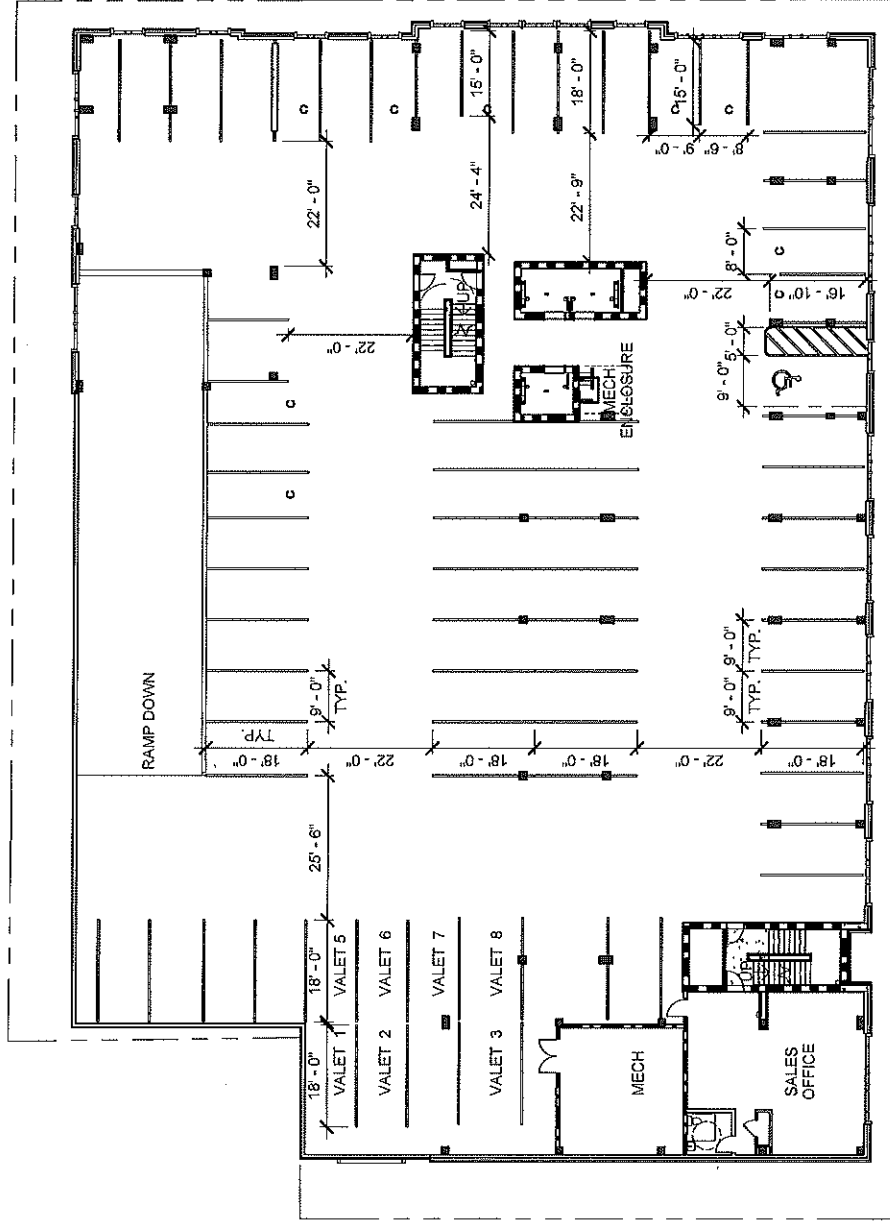
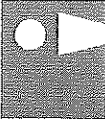
SECOND FLOOR PLAN





Hilton Dual Brand

VA - A1.03



SOUTH McDOWELL STREET

PLAN NORTH



WEST DAVIE STREET

1703670565
RALEIGH PROPERTY INC
2011 VEASLEY ST
GREENSBORO NC 27407-4637

1703578323
NCR HOSPITALITY CORPORATION
2011 VEASLEY ST
GREENSBORO NC 27407-4637

1703578620
BFS RETAIL & COMM OPERATIONS LLC
ATTN TAX DEPT #118974
535 MARRIOTT DR
NASHVILLE TN 37214-5092

1703579524
HPT-X LLC
PO BOX 340805
BEAVERCREEK OH 45434-0805

1703579763
POLLYANNA LLC
117 GLENWOOD AVE
RALEIGH NC 27603-1703

1703579820
SPRAGOO HOLDINGS, LLC GURGANUS,
MARY
219 W MARTIN ST
RALEIGH NC 27601-1323

1703670364
CONCORD-EMPIRE DAVIE STREET LLC
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

1703670823
J T HOBBY & SON INC
PO BOX 18506
RALEIGH NC 27619-8506

1703671618
318 PTNR LLC
318 S MCDOWELL ST
RALEIGH NC 27601-1725

1703672385
PHOENIX OF RALEIGH LLC
SOUTH TOWER STE 500
3773 HOWARD HUGHES PKWY
LAS VEGAS NV 89169-0949

1703674657
WAKE COUNTY
WAKE COUNTY ATTORNEY'S OFFICE
PO BOX 550
RALEIGH NC 27602-0550